



Department for
Communities and
Local Government

Councillor Susan Hinchcliffe
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Gavin Barwell MP
Minister of State for Housing and Planning

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Dear Councillor Hinchcliffe,

Bradford Core Strategy Development Plan 2030

On 8 September 2016 the Secretary of State received a request from Mr Philip Davies MP to intervene in the Bradford Core Strategy Development Plan 2030 (the "Plan"). In his letter Mr Philip Davies MP questioned the need for land to be released from the Green Belt (particularly in Airedale and Wharfedale) in order to contribute towards meeting Bradford's overall housing need for the Plan period.

On 10 October 2016, in exercise of his powers under section 21A of the Planning and Compulsory Purchase Act 2004, the Secretary of State directed City of Bradford Council ("the Council") not to take any step in connection with the adoption of the Plan ("the Direction").

The Secretary of State has reviewed the Plan and related materials, including the report of the Inspector appointed to examine the Plan. Having done so, the Secretary of State has decided to withdraw the holding direction.

The Secretary of State acknowledges that the Plan does not alter the existing boundaries of the Green Belt and that any future changes to Green Belt boundaries will be through the preparation of Site Allocation Development Plan Documents ("Site Allocations"). The National Planning Framework is clear that Green Belt boundaries should be amended only "in exceptional circumstances" when plans are being prepared. In removing the holding direction the Secretary of State is not accepting that the exceptional circumstances exist to justify the amendment of any specific Green Belt boundaries. The powers of intervention available to the Secretary of State under sections 21 and 21A of the Planning and Compulsory Purchase Act 2004 can be exercised on any development plan document and the Secretary of State will consider their use on any Site Allocations brought forward.

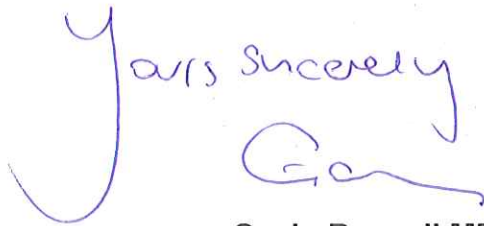
The Housing White Paper (February 2017) set out certain proposed amendments to the Framework to make clear that authorities should amend Green Belt boundaries only when they can demonstrate that they have examined fully all other reasonable options for

meeting their identified development requirements. The Government is consulting on these proposed amendments.

If the National Planning Policy Framework were to be amended to implement the proposals in the White Paper the Secretary of State would expect the Site Allocations to clearly set out that all other reasonable options for meeting the need identified in the Plan have been examined.

The Government will be consulting on proposals to introduce a new standard methodology for calculating objectively assessed need. Depending on the outcome of the consultation, it may be appropriate for the Council to consider whether an early review of the Plan should be undertaken, which in turn should inform any housing development strategy set out in future Site Allocations. Under section 26 of the Planning and Compulsory Purchase Act 2004 the Secretary of State retains the ability to direct local planning authorities to review any development plan document.

In view of the importance of the Green Belt, the Secretary of State will consider whether to call in individual planning applications and/or recover appeals whilst the Council is preparing its Site Allocations within the strategic planning framework provided by the Plan, with each planning case being determined on its individual merits.

Yours Sincerely


Gavin Barwell MP